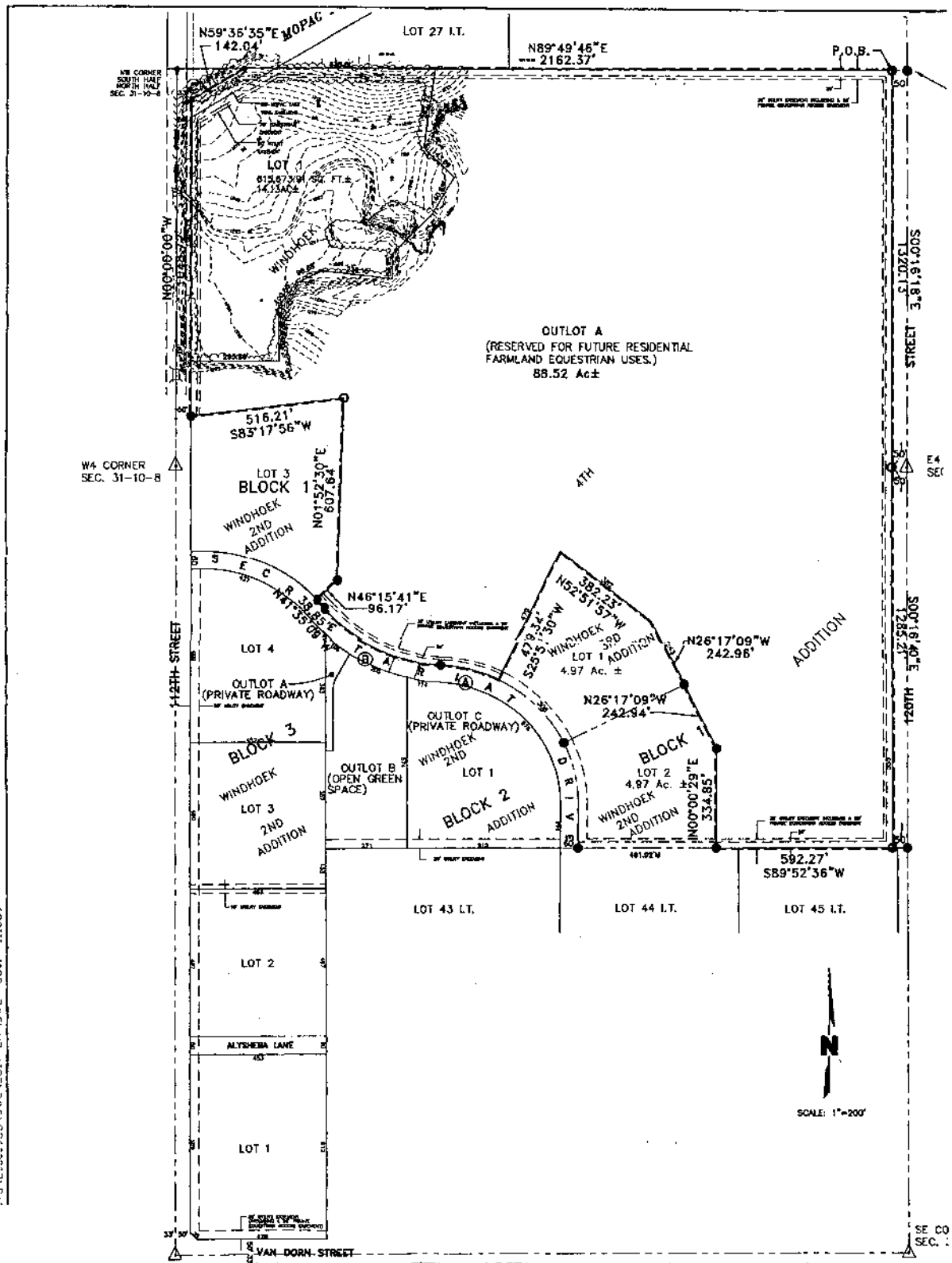


# WINDHOEK 4th ADDITION

AMENDMENT TO THE C.U.P.  
SITE PLAN



175A2000953\DWG\1 SITE PLAN.DWG 3801 111839

## GENERAL SITE NOTES

1. THE DEVELOPER WILL SURFACE THE ROADWAYS WITH 3" OF CRUSHED ROCK AND 1" OF GRAVEL IN ACCORDANCE WITH LANCASTER COUNTY STANDARDS FOR MAINTAENANCE.
2. THE DEVELOPER PROPOSES THE USE OF PRIVATE INDIVIDUAL WELLS FOR POTABLE WATER SUPPLY AND INDIVIDUAL WASTEWATER SYSTEMS, EACH TO BE APPROVED BY THE CITY COUNTY HEALTH DEPARTMENT, OR CONNECTION TO LANCASTER COUNTY RURAL WATER DISTRICT.
3. ROADWAY CONSTRUCTION AND GRADING SHALL ADHERE STRICTLY TO THE REQUIREMENTS AS STATED WITHIN RESOLUTION #3039 OF STREET DESIGN STANDARDS.
4. ACCESS TO S. 112TH, S. 120TH AND VAN DORN STREETS IS RELINQUISHED EXCEPT AS FOLLOWS:
  - A. LOT 1 SHALL ONLY HAVE ACCESS THROUGH A PRIVATE ROADWAY.
  - B. ALL LOTS SHALL HAVE ACCESS TO ALL ROADS FOR FARMING PURPOSES ONLY.
5. TREE MASSES ARE TO REMAIN, EXCEPT WHERE ROADWAYS OR BUILDINGS ARE LOCATED.
6. THERE SHALL BE A 20' PRIVATE EQUESTRIAN ACCESS EASEMENT ALONG ALL PRIVATE ROADWAYS AND PUBLIC RIGHT-OF-WAYS AND ALL OTHER LOCATIONS AS SHOWN. THERE SHALL BE A 30' PRIVATE EQUESTRIAN ACCESS EASEMENT ALONG THE NORTH PROPERTY LINE OF OUTLOT A.
7. THE DEVELOPER AGREES TO COMPLY WITH PROVISIONS OF THE LAND SUBDIVISION ORDINANCE REGARDING LAND PREPARATION.
8. TOTAL USAGE: PRELIMINARY PLAT
  - 9 ACREAGE LOTS
  - 4 OUTLOTS

OUTLOT "A"	2ND ADDITION PRIVATE ROADWAY
OUTLOT "B"	2ND ADDITION OPEN/GREEN SPACE
OUTLOT "C"	2ND ADDITIONPRIVATE ROADWAY
OUTLOT "A"	3RD ADDITION FUTURE RESIDENTIAL - FARMLAND EQUESTRIAN USES

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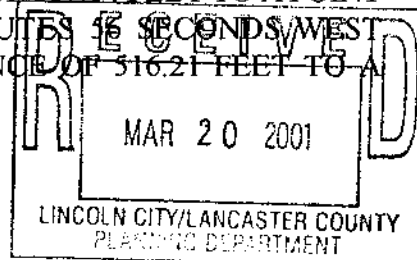
TOTAL BLOCKS ~ 1  
TOTAL LOTS ~ 9
9. THE EXISTING PLAT IS ZONED AG, A CHANGE OF ZONE TO AGR IS BEING REQUESTED.

## Change of Zone #3319

### LEGAL DESCRIPTION

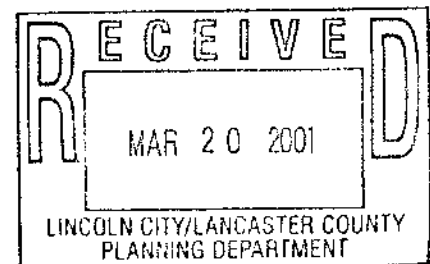
A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF OUTLOT "A" WINDHOEK 3<sup>RD</sup> ADDITION, LOCATED IN SECTION 31, TOWNSHIP 10 NORTH, RANGE 8 EAST OF THE 6<sup>TH</sup> P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID OUTLOT "A", SAID POINT BEING **THE TRUE POINT OF BEGINNING**, THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 16 MINUTES 18 SECONDS EAST ALONG THE EAST LINE OF SAID OUTLOT "A", A DISTANCE OF 1320.13 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 00 DEGREES 16 MINUTES 40 SECONDS EAST ALONG THE EAST LINE OF SAID OUTLOT "A", A DISTANCE OF 1285.21 FEET TO A SOUTHEAST CORNER OF SAID OUTLOT "A", THENCE SOUTH 89 DEGREES 52 MINUTES 36 SECONDS WEST ALONG THE SOUTH LINE OF SAID OUTLOT "A", A DISTANCE OF 592.27 FEET TO A SOUTH CORNER OF SAID OUTLOT "A", THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST ALONG A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 334.85 FEET TO A POINT OF DEFLECTION, THENCE NORTH 26 DEGREES 17 MINUTES 09 SECONDS WEST ALONG A SOUTHWEST LINE OF SAID OUTLOT "A", A DISTANCE OF 242.94 FEET TO A POINT OF DEFLECTION, THENCE NORTH 26 DEGREES 17 MINUTES 09 SECONDS WEST ALONG A SOUTHWEST LINE OF SAID OUTLOT "A", A DISTANCE OF 242.96 FEET TO A POINT OF DEFLECTION, THENCE NORTH 52 DEGREES 51 MINUTES 57 SECONDS WEST ALONG A SOUTHWEST LINE OF SAID OUTLOT "A", A DISTANCE OF 382.23 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 25 DEGREES 51 MINUTES 30 SECONDS WEST ALONG A EAST LINE OF SAID OUTLOT "A", A DISTANCE OF 479.34 FEET TO A SOUTH CORNER OF SAID OUTLOT "A", THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A RADIUS OF 474.50 FEET, ARC LENGTH OF 202.04 FEET, DELTA ANGLE OF 24 DEGREES 23 MINUTES 45 SECONDS, A CHORD BEARING OF NORTH 76 DEGREES 20 MINUTES 23 SECONDS WEST ALONG A SOUTH LINE OF SAID OUTLOT "A", AND A CHORD LENGTH OF 200.51 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION, HAVING A RADIUS OF 520.00 FEET, ARC LENGTH OF 444.71 FEET, DELTA ANGLE OF 48 DEGREES 59 MINUTES 59 SECONDS, A CHORD BEARING OF NORTH 64 DEGREES 00 MINUTES 41 SECONDS WEST ALONG A SOUTH LINE OF SAID OUTLOT "A", AND A CHORD LENGTH OF 431.28 FEET TO A POINT OF TANGENCY, THENCE NORTH 41 DEGREES 35 MINUTES 09 SECONDS WEST ALONG A SOUTHWEST LINE OF SAID OUTLOT "A", A DISTANCE OF 38.85 FEET TO A SOUTHWEST CORNER OF SAID OUTLOT "A", THENCE NORTH 46 DEGREES 15 MINUTES 41 SECONDS EAST ALONG A NORTHWEST LINE OF SAID OUTLOT "A", A DISTANCE OF 96.17 FEET TO A POINT OF DEFLECTION, THENCE NORTH 01 DEGREES 52 MINUTES 30 SECONDS EAST ALONG A WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 607.64 FEET TO A POINT OF DEFLECTION, THENCE SOUTH 83 DEGREES 17 MINUTES 16 SECONDS WEST ALONG A SOUTH LINE OF SAID OUTLOT "A", A DISTANCE OF 516.21 FEET TO A

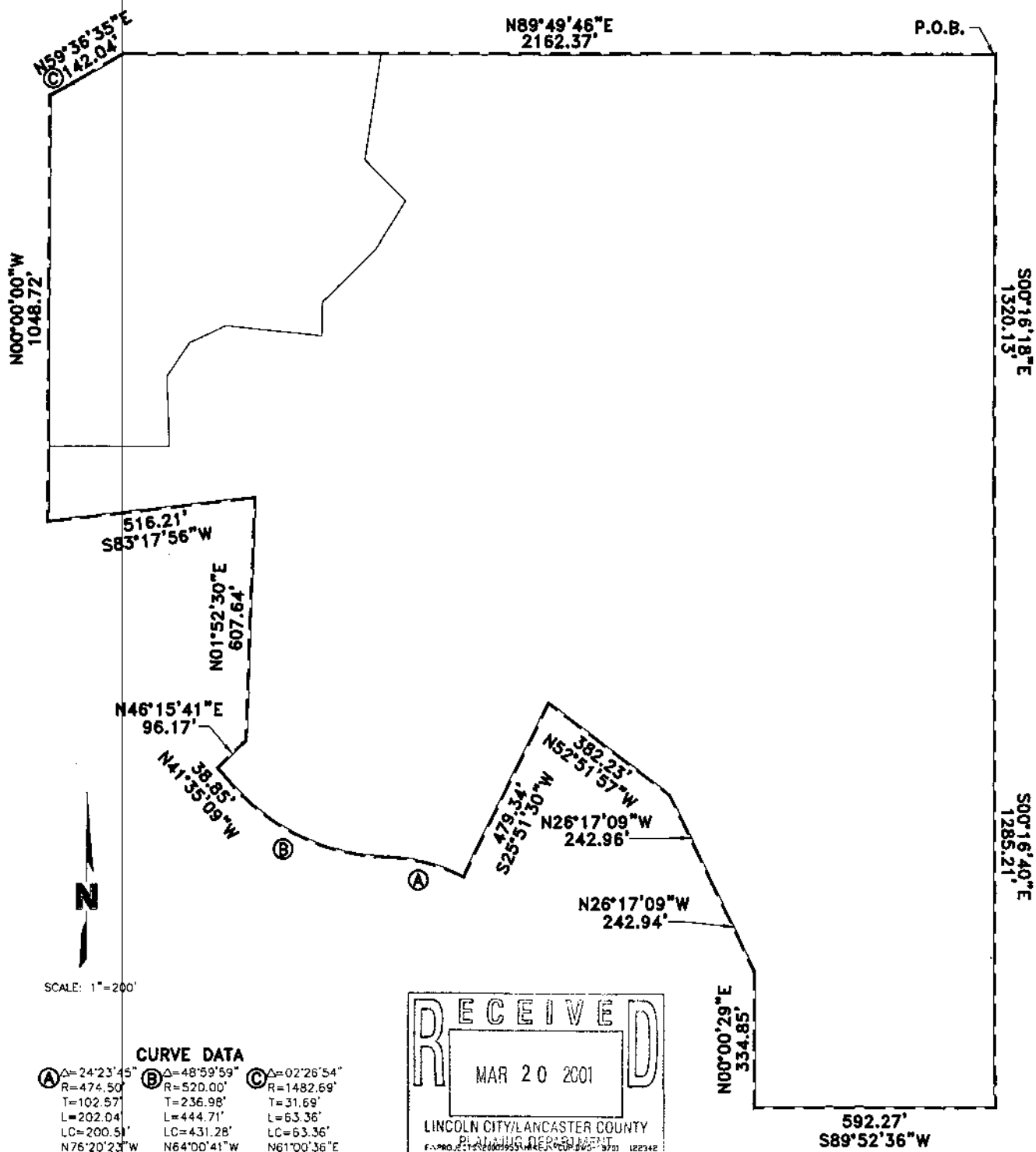


SOUTHWEST CORNER OF SAID OUTLOT "A", THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID OUTLOT "A", A DISTANCE OF 1048.72 FEET TO A NORTHWEST CORNER OF SAID OUTLOT "A", THENCE ALONG A CURVE IN A COUNTERCLOCKWISE DIRECTION HAVING A RADIUS OF 1482.69 FEET, ARC LENGTH OF 63.36 FEET, DELTA ANGLE OF 02 DEGREES 26 MINUTES 54 SECONDS, A CHORD BEARING OF NORTH 61 DEGREES 00 MINUTES 36 SECONDS EAST ALONG A NORTHWEST CORNER OF SAID OUTLOT "A", AND A CHORD LENGTH OF 63.36 FEET TO A POINT, THENCE NORTH 59 DEGREES 36 MINUTES 35 SECONDS EAST ALONG A NORTHWEST LINE OF SAID OUTLOT "A", A DISTANCE OF 142.04 FEET TO A NORTHWEST CORNER OF SAID OUTLOT "A", THENCE NORTH 89 DEGREES 49 MINUTES 46 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "A", A DISTANCE OF 2162.37 FEET TO THE TRUE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA OF 102.64 ACRES, OR 4,471,041.52 SQUARE FEET MORE OR LESS.

MARCH 7, 2001 (8:46AM)  
F:\PROJECTS\20000953\MIKEJYCUP.L01



## Change of Zone #3319



### LEGAL DESCRIPTION

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF OUTLOTS "A" AND "C", WINDHOEK ADDITION, AND LOTS 2 AND 3, BLOCK 1, AND LOTS 1, 2, 3 AND 4, BLOCK 2 AND LOT 1, BLOCK 3 AND OUTLOTS "A" & "B" WINDHOEK 2<sup>ND</sup> ADDITION, AND LOT 1, BLOCK 1 AND OUTLOT "A", WINDHOEK 3<sup>RD</sup> ADDITION, ALL LOCATED IN SECTION 31, TOWNSHIP 10 NORTH, RANGE 8 EAST OF THE 6<sup>TH</sup> P.M., LANCASTER COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF OUTLOT "A" OF SAID WINDHOEK 3<sup>RD</sup> ADDITION; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 16 MINUTES 18 SECONDS EAST ALONG THE EAST LINE OF SAID OUTLOT "A" OF WINDHOEK 3<sup>RD</sup>, A DISTANCE OF 1320.13 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 00 DEGREES 16 MINUTES 40 SECONDS EAST ALONG THE EAST LINE OF SAID OUTLOT "A" OF WINDHOEK 3<sup>RD</sup>, A DISTANCE OF 1285.21 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT "A" OF SAID WINDHOEK 3<sup>RD</sup> ADDITION; THENCE SOUTH 89 DEGREES 52 MINUTES 36 SECONDS WEST ALONG THE SOUTH LINE OF OUTLOT "A", SAID WINDHOEK 3<sup>RD</sup> ADDITION, A DISTANCE OF 592.27 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 89 DEGREES 52 MINUTES 36 SECONDS WEST ALONG THE SOUTH LINE OF LOT 2, BLOCK 1 OF SAID WINDHOEK 2<sup>ND</sup> ADDITION, A DISTANCE OF 461.92 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 89 DEGREES 52 MINUTES 36 SECONDS WEST ALONG A SOUTH LINE OF OUTLOT "C" OF SAID WINDHOEK ADDITION, A DISTANCE OF 60.08 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 89 DEGREES 51 MINUTES 29 SECONDS WEST ALONG THE SOUTH LINE OF LOT 1, BLOCK 2 OF SAID WINDHOEK 2<sup>ND</sup> ADDITION, A DISTANCE OF 515.25 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 89 DEGREES 54 MINUTES 43 SECONDS WEST ALONG THE SOUTH LINE OF OUTLOT "B" OF SAID WINDHOEK 2<sup>ND</sup> ADDITION, A DISTANCE OF 270.68 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 00 DEGREES 12 MINUTES 42 SECONDS EAST ALONG THE EASTERLY LINE OF LOTS 2 AND 3, BLOCK 2 OF SAID WINDHOEK 2<sup>ND</sup> ADDITION, A DISTANCE OF 629.92 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 00 DEGREES 07 MINUTES 45 SECONDS EAST ALONG THE EASTERLY LINE OF OUTLOT "A" OF SAID WINDHOEK ADDITION, A DISTANCE OF 60.00 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 00 DEGREES 03 MINUTES 29 SECONDS WEST ALONG THE EASTERLY LINE OF LOT 1, BLOCK 3 OF SAID WINDHOEK 2<sup>ND</sup> ADDITION, A DISTANCE OF 612.44 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 3, SAID WINDHOEK 2<sup>ND</sup> ADDITION; THENCE SOUTH 89 DEGREES 52 MINUTES 15 SECONDS WEST ALONG THE SOUTHERLY LINE OF LOT 1, BLOCK 3, SAID WINDHOEK 2<sup>ND</sup> ADDITION, A DISTANCE OF 427.70 FEET TO A POINT OF DEFLECTION; THENCE NORTH 49 DEGREES 11 MINUTES 51 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF LOT 1, BLOCK 3 SAID WINDHOEK 2<sup>ND</sup> ADDITION, A DISTANCE OF 35.32 FEET TO A POINT OF DEFLECTION; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH 112<sup>TH</sup> STREET, A DISTANCE OF 3780.64 FEET TO A POINT; THENCE ALONG A CURVE IN A COUNTER-CLOCKWISE DIRECTION, HAVING A RADIUS OF 1482.69 FEET, ARC LENGTH OF 63.36 FEET, DELTA ANGLE OF 02 DEGREES 26 MINUTES 54 SECONDS, A CHORD BEARING OF NORTH 61 DEGREES 00 MINUTES 36 SECONDS EAST ALONG A NORTHEASTERLY LINE OF OUTLOT "A" OF SAID WINDHOEK 3<sup>RD</sup> ADDITION, AND A CHORD LENGTH OF 63.36 FEET TO A POINT; THENCE NORTH 59 DEGREES 36 MINUTES 35 SECONDS EAST ALONG A NORTHEASTERLY LINE OF OUTLOT "A" OF SAID WINDHOEK 3<sup>RD</sup> ADDITION, A DISTANCE OF 142.04 FEET TO A POINT OF DEFLECTION; THENCE NORTH 89 DEGREES 49 MINUTES 46 SECONDS EAST ALONG THE NORTH LINE OF OUTLOT "A" OF SAID WINDHOEK 3<sup>RD</sup> ADDITION, A DISTANCE OF 2162.37 FEET TO THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS A CALCULATED AREA OF 153.65 ACRES, OR 6,693,397.26 SQUARE FEET MORE OR LESS.

**Special Permit #1386B**

**P.O.B.-**

N59°36'35"E  
142.04'

SCALE: 1"=200'

500°16'18"E  
132013'

S00°16'40"E  
1285.21'

35.32' —  
N49°11'51"W

427.70'  
S89°52'15"W

~~VAN DORN STREET~~

**Special Permit #1386B**

RECEIVED  
APR 16 2001  
LINCOLN COUNTY CLERK'S OFFICE  
PLANNING DEPARTMENT



**OLSSON ASSOCIATES**  
ENGINEERS • PLANNERS • SCIENTISTS • SURVEYORS

20 March 2001

Mr. Mike DeKalb  
Planning Department  
County-City Building  
555 South 10<sup>th</sup> Street  
Lincoln, NE 68508

Re: Windhoek 4<sup>th</sup> Addition Amendment to the C.U.P.  
OA Project No. 2000-0953.02

Dear Mike:

Enclosed find the following documents for the above mentioned project:

1. 21 Copies of the Site Plan.
2. Change of Zone Application.
3. Change of Zone Legal Description and Exhibit.
4. \$290 Change of Zone Fee.
5. Special Permit Application.
6. \$215 C.U.P. Application Fee.
7. Ownership Certificate.

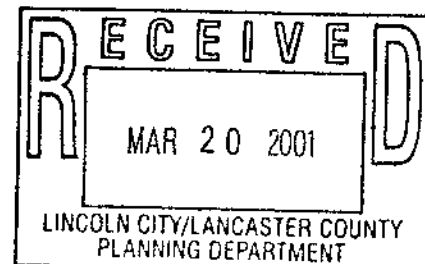
On behalf of the Owner/Developer, Richard H. and Marti Ann Hudson, 11403 Van Dorn, Lincoln, Nebraska 68461, Phone No. (402) 488-3366, we are requesting a Change of Zone from AG to AGR for the area shown on the Site Plan. This area is within the comprehensive plans future low density residential designation. We are requesting an amendment to the C.U.P. for the addition of 1 (one) acreage lot within Block 1.

If you have any questions, or require further information please call.

Sincerely,

Gary L. Bredehoft  
Encls.

cc Richard & Ann Hudson



F:\PROJECTS\20000953\doc\unlmed.301



# Memorandum

**To:** Ray Hill, Planning  
**From:** Rachel Martin, Parks and Recreation  
**Date:** March 29, 2001  
**Re:** Windhoek 4<sup>th</sup> Addition SP # 1386B

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Parks and Recreation Department staff have reviewed the above-referenced proposal and have no comments.

Please phone me at 441-7936 with any questions.

# Memorandum

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**To:** Ray Hill, Planning Department → *M.H.E.D.*  
**From:** Charles W. Baker, Public Works and Utilities *BWB*  
**Subject:** Special Permit # 1386B/Change of Zone # 3319, Windhoek 4th Addition  
**Date:** March 29, 2001  
**cc:** Roger Figard, Nicole Fleck-Tooze

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the request for a Change of Zone from AG to AGR and for the addition of one acreage lot within Block 1, Windhoek 4th Addition located at approximately N 114th and Van Dorn. Public Works finds the request satisfactory and has no objections.

### LEGAL DESCRIPTION

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF OUTLOTS "A" AND "C", WINDHOEK ADDITION, AND LOTS 2 AND 3, BLOCK 1, AND LOTS 1, 2, 3 AND 4, BLOCK 2 AND LOT 1, BLOCK 3 AND OUTLOTS "A" & "B" WINDHOEK 2<sup>ND</sup> ADDITION, AND LOT 1, BLOCK 1 AND OUTLOT "A", WINDHOEK 3<sup>RD</sup> ADDITION, ALL LOCATED IN SECTION 31, TOWNSHIP 10 NORTH, RANGE 8 EAST OF THE 6<sup>TH</sup> P.M., LANCASTER COUNTY, NEBRASKA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SAID TRACT CONTAINS A CALCULATED AREA OF 153.65 ACRES, OR 6,693,397.26 SQUARE FEET MORE OR LESS.



INTER-DEPARTMENT COMMUNICATION

DATE March 29, 2001

TO Ray Hill, City Planning - *M. D.*

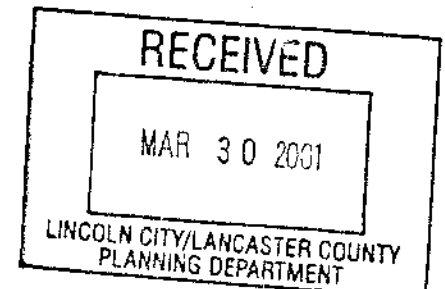
FROM Sharon Theobald  
(Ext. 7640)

SUBJECT DEDICATED EASEMENTS  
DN #24S-116E

Attached is the Site Plan for Windhoek 4th Addition C.U.P.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require the easements as noted on the map.

*Sharon Theobald*



Lancaster

DON R. THOMAS - COUNTY ENGINEER

County

Engineering

Department

DEPUTY- LARRY V. WORRELL  
COUNTY SURVEYOR

DATE: April 3, 2001

TO: Mike DeKalb  
Planning Department

FROM: Larry V. Worrell *L.V.W.*  
County Surveyor

SUBJECT: WINDHOEK 4<sup>TH</sup> ADDITION C.U.P.

Upon review, this office has no direct objections to this submittal.

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT  
INTER-OFFICE COMMUNICATION**

**TO:** Ray Hill *M.D.*

**DATE:** 3/30/2001

**DEPARTMENT:** Planning

**FROM:** Chris Schroeder

**ATTENTION:**

**DEPARTMENT:** Health

**CARBONS TO:** Leon F. Vinci, MPH  
EH File  
EH Administration

**SUBJECT:** Windhoek 4<sup>th</sup> Addition  
SP #138613

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the proposed Windhoek 4<sup>th</sup> Addition for any possible negative environmental health impacts with the following items noted.

- Water supply will be individual wells. Obtaining water should not be problem in this area. LLCHD recommends testing of the ground water since the nearby village of Walton had problems with carbon tetrachloride and some other hydrocarbon contamination. There may also be elevated levels of nitrate.
- Sewage disposal will be on-site individual systems. The soil map indicates that more than one half of lot 1 is covered by a frequently flooded soil called Kennebec Silt Loam. Most of the remaining lot is Judson Silt Loam, a water transported soil. Judson Silt Loam will percolate well enough to use a septic system. However, it appears that seasonal groundwater appears at elevation 1205. Therefore, groundwater probably occurs five feet down at elevation 1210 and eight feet down at 1213. These and lower elevations compose the majority of the lot. Septic trench bottoms must be located at least four feet above the seasonal groundwater level. The LLCHD questions if a house can be located here while attaining the aforementioned four foot restriction. Moreover, constructing a basement will make compliance with the four foot restriction requirement more difficult. And, groundwater may occur at higher levels at higher elevations since it has the proclivity to slope down to where it intersects with the waterway bed.
- Approximately half of lot 1 and part of outlot A is shown on the flood plain map to be located in the flood plain.

If you have any questions, please contact me at 441-6272.

